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WHEATON AND ITS HOMES.

WHEATON, Ill.

& AND ITS HOMES

by.

GRAHAM BURNHAM

Published by

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MACK BLOCK,

MILWAUKEE WIS.

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PREFACE.

THAT doubtful crisis in a city's development which corresponds to the awkward period of youth, Chicago has so long passed that, among the innumerable host who formerly were wont to be amused at the Lake City, none now are left save those who inhale, with evident gratification of their national if not sectional pride, the fragrance of her fame.

Up through fate out of depths into transcendent beauty and marvelous power, she seems marked by destiny as the cynosure of the age; a revelation of the unimaginable in achievement. So quietly have events in Chicago's history succeeded one another that the world suddenly awakened, to recognize here on American soil, the far-advanced foundation of the superstructure of the Nineteenth Century, resplendent with all the triumphs of science, invention, letters and art.

Reclining in the shadow of Chicago's fame, and modestly deigning to receive the gentle side glances and flattery of Chicago's admiring courtiers, a galaxy of favored suburban residence places add their charm and rustic *naivete* to their queen's imperial greatness, finding reward for all their grace in that inevitable prosperity which flows into the coffers of kings and queens. Chief among these suburban places is Wheaton.

Graham Burnham

BIRDS EYE VIEW of WHEATON From COLLEGE TOWER.

WHEATON AND ITS HOMES.

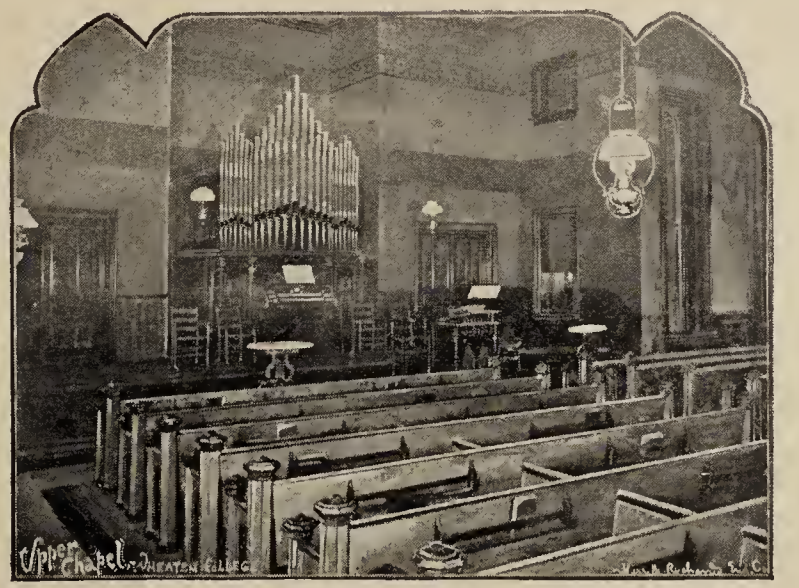
ASCENT cities like individuals may suffer from an excess of modesty. Though, perhaps, not always conscious of being too modest, this indisposition on the part of the Wheaton people to speak in praise of their town has resulted in less being known of Wheaton than of any one of the small places within a distance of fifty miles from Chicago. So long has this spirit of reticence and conservativeness surrounded Wheaton that it seems almost like a sacrilege to break through it, and to speak in print of the merits of the place. But the public is entitled to know something about this young city, which, all things considered, offers advantages as a home unequalled by any city within easy reach of Chicago; and which as the county seat of one of the wealthiest counties in the state, has an importance independent of its relations as a suburb of Chicago. It is to give such information that this book is published.

The average prosperity of the people of this country is so high that even with the families having the smallest possessions, the problem which presents itself is not how to get the mere necessities of life, but how and where can the most comfort and pleasure be had while the necessities are being provided. And except among the very poorest of the recently arrived immigrants in the large cities, the choice of residence is generally exercised. Perhaps the majority of people cannot reside in the places they most prefer, but there are few families that may not exercise to some degree choice in the selection of a home.

Through the increase in general prosperity, and the improved facilities for rapid transit, every year sees an increase in the number of city residents who find homes in suburbs away from the crowding and the turmoil of urban life. This is especially true of the city of Chicago. It is doubtful if there is any city in the world—and there is certainly no other in this country—around which there have grown up so many suburban villas, where the industrial and professional classes have moved out

WHEATON COLLEGE
Marr & Richards Eng. Co.

to secure quiet homes. The encroaching of business upon the residence portion of the city, annually drives thousands of people from the center to the outlying sections or into adjacent towns and cities, and this process must go on as the city's industries grow. During the past five years it is safe to say that twenty thousand families have moved from Chicago proper into its various suburbs which still get their support from the city's industries. Many of these people have purchased homes in the suburban towns, and have found themselves, through the advance of values, possessed of an amount of property which they never dreamed of owning.



Now although, as has already been stated, Wheaton as a county seat has an importance outside of its relations as a surburban city, its proximity to Chicago of necessity makes its relations to that city an important feature when its development is being considered. Yet it should be remembered that the advantages of Wheaton as a residence place appeal as strongly to people all over the state, and to people of other states, as to those of Chicago.

Its Location.

Wheaton is situated in the center of DuPage county, Illinois, twenty-four miles west of Chicago on the Galena Division of the Chicago & North - Western Railway. Westward from Chicago the country rises gradually until at Wheaton the greater portion of the city lies nearly two hundred feet above the lake level. For a distance of about seventeen miles from Chicago on this line of road, the country is level and unbroken, but within seven miles of Wheaton the topography changes, and hills and woodland appear. Wheaton is located on rolling ground, which furnishes excellent natural drainage. No city within thirty miles of Chicago, if Evanston be excepted, is so fortunately situated for drainage. This fact, with its height above the lake level, makes it a very desirable residence location, independent of its other advantages. The country surrounding it is the most prosperous farming section of Illinois, and a country of great natural beauty. Within a few miles in all directions are pretty villages and small cities that make driving a very pleasant pastime.

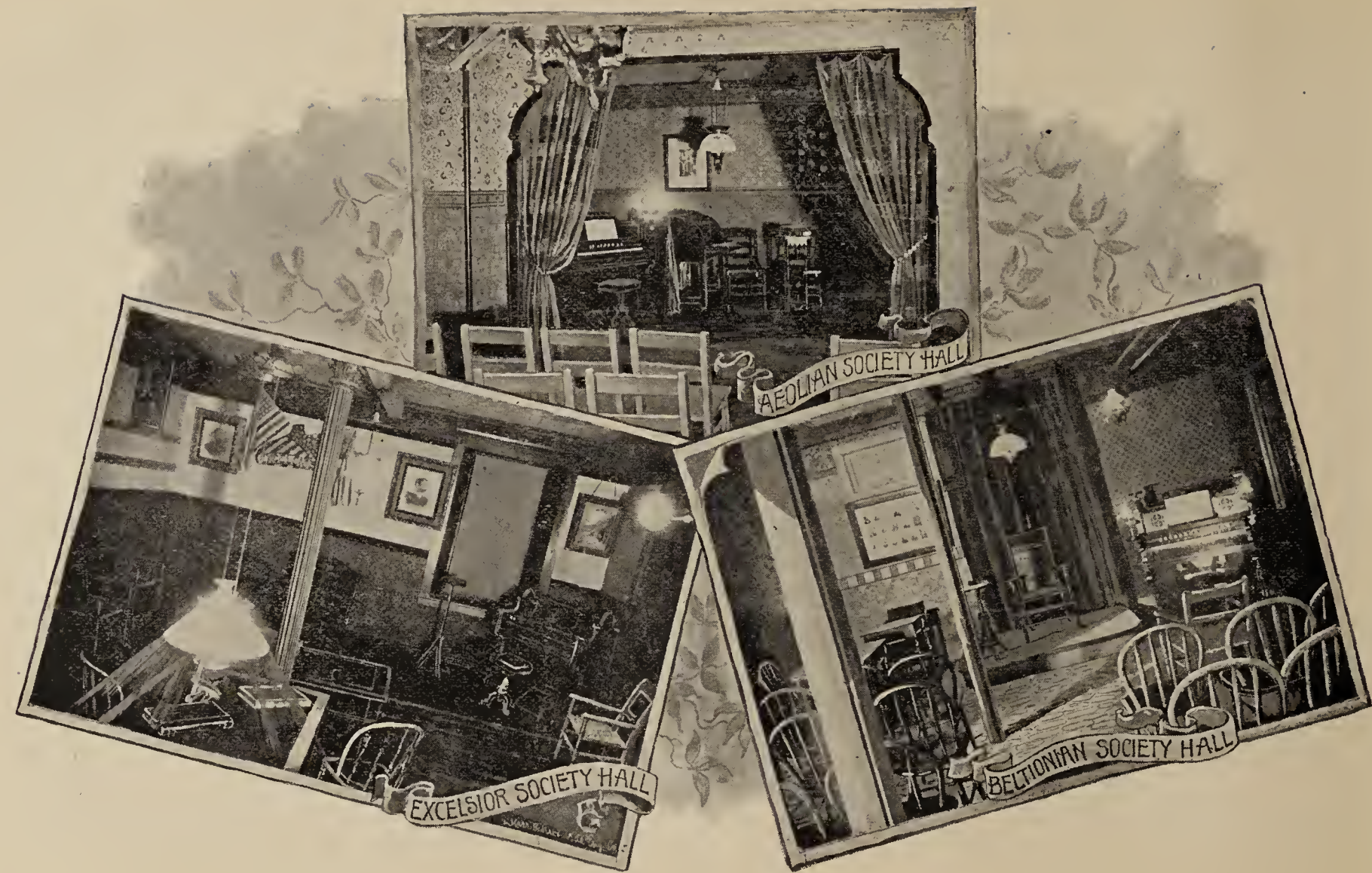
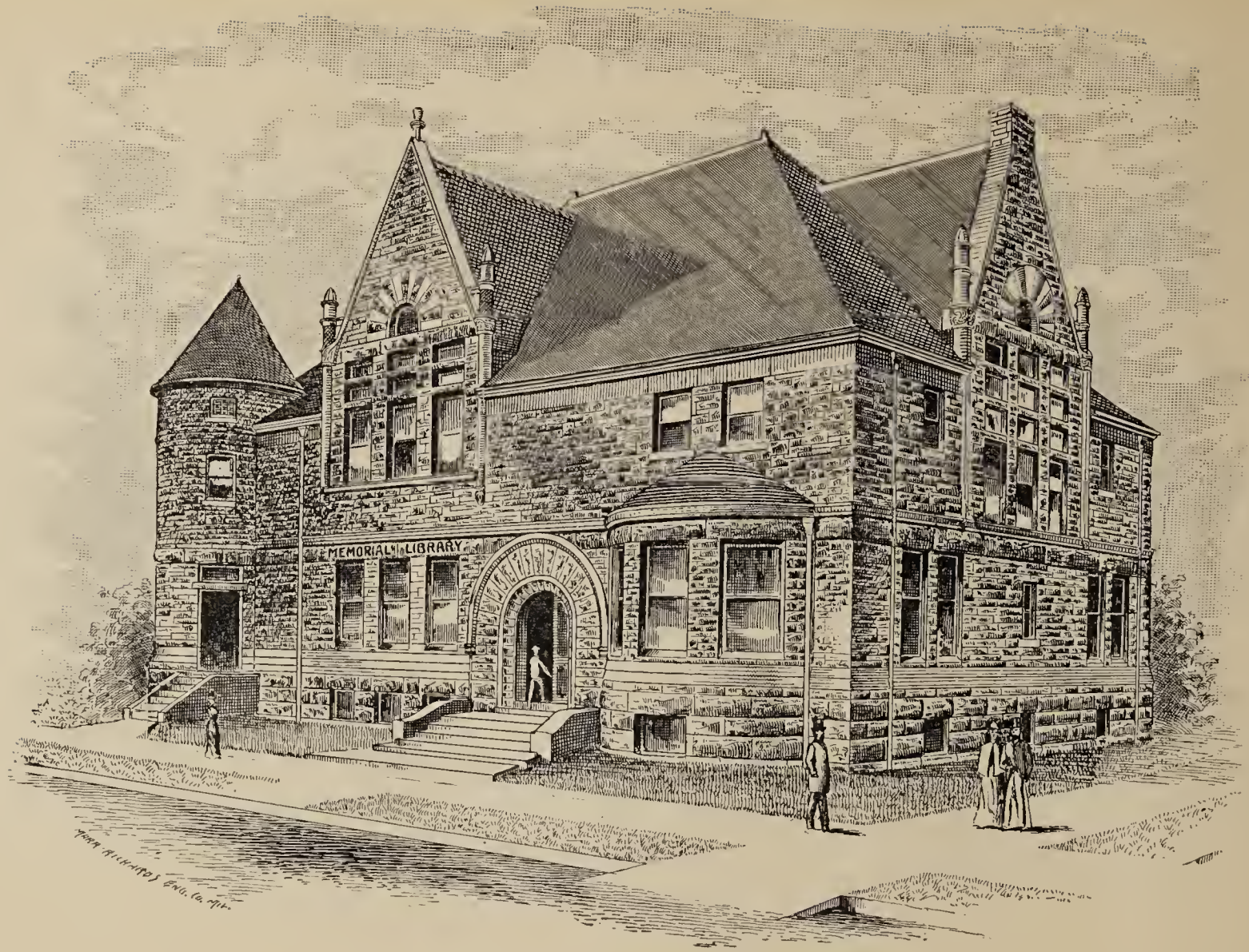

AEOLIAN SOCIETY HALL
EXCELSIOR SOCIETY HALL
BELTIONIAN SOCIETY HALL

PHOTO BY MILLS.



ADAMS MEMORIAL LIBRARY.—COR. MAIN AND WESLEY STREETS.

Its History.

It is now nearly sixty years since Henry Wilson and Lyman Butterfield made a settlement at Wheaton, attracted by the beauty of the country and the richness of the soil. Later the settlement was augmented by the arrival of three others, Babcock, Brown and Chadwick, and their families. It was not till 1837, however, when Jesse and Warren Wheaton located in the little settlement that it took upon itself the dignity of a village and a name. Its growth has been slow, and the conservatism of the early settlers bequeathed to their successors, made the growth a substantial one if it did lack in activity. That the people did not lack the energy necessary to the upbuilding of an enterprising city was manifested in 1867 when they and their neighbors visited Naperville and carried away the county records, and all the appurtenances of a county seat. Naperville was holding the county seat without the consent of the majority of the people of the county, and heroic action was necessary to secure it for Wheaton where it rightfully belonged.

It is only two years since Wheaton was incorporated as a city, and though the vote on the question of incorporation carried by only a small majority the entire population have taken hold with a vim of the improvements and changes which incorporation inaugurated. If Wheaton were slow in past years, its present activity fully makes up for it. It is building new sidewalks, grading and graveling streets, putting in electric lights for streets and residences, and planning for city water works at a rate to make the average resident grow dizzy.

Cor. Hale and Seminary Sts.

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HAGEMAN BLOCK, LANDON BLOCK. CENTRAL BLOCK. FULLER BLOCK. KELLY BLOCK.

Wheaton College.

Any reference, however slight, to Wheaton and its features which omits Wheaton College is incomplete. The College is to-day more widely known than the city; or, rather the city owes it to the College that throughout the East its name is more familiar than it is in this vicinity. It has long been the chief feature of the city and will long continue to be. The College buildings are in the center of a beautiful campus, containing seventeen acres, on the highest ground in the city. The main building is a massive stone structure of a composite style of architecture, with a large central tower of castellated form. The location of the College and campus is very attractive. Between Chicago and Wheaton no more sightly spot could have been selected. The College has always stood for a high standard of scholarship, and in many respects it is superior to all Western educational institutions as a place for young men and young women of limited means to secure either a classical scientific or business education.

Under the Blanchards, father and son, the College established and has maintained a reputation for scholarship and moral training, equal to if not above any other educational institution in the country. The very atmosphere of the College and of the city is antagonistic to idleness and loose habits. The young man who secures an education in Wheaton College must first earnestly desire an education, and, secondly, must be a person of correct habits and a clean life. No student is retained who shows any disposition to trifle in his school work, or whose habits are not correct. These Spartan regulations laid down by Jonathan Blanchard, the late ex-president, and maintained by his son, Charles A. Blanchard, the president, have not had a tendency to largely increase the number of students, but the high character of the men and women who go out of the College into life attest their worth. As an Eastern publisher, who graduated from Wheaton many years ago, said recently: "There is one quality which every man and women who takes the course at Wheaton College will have, that is moral courage.

TWO NEW BUSINESS BLOCKS.—NORTH RAILROAD STREET.

WHEATON'S "CROWDED MART."—NORTH RAILROAD STREET.

It is in the very atmosphere of the halls and class rooms of the old College."

But though conducted upon a Spartan system, as to character and conduct, the College and its associations are not without plenty of means for wholesome amusement and healthful recreation. The large campus affords ample room for out-door sports such as foot-ball, lawn tennis and base-ball. Then for intellectual improvement there are three societies connected with the College—the Beltionian, the Excelsior and the Æolian, the latter being a ladies society. It is evidence of the harmonious relations existing between the college people and the citizens that residents who are not students may become members of any one of the college societies. The Wheaton people feel a pride in the college, which is reflected in the kindness shown the students. When the college dormitory is full there are few residents who are not glad to take students into their families as boarders during the college terms. No stranger comes to Wheaton without being shown through the college

A COOL RETREAT.

VIEW FROM EVERGREEN PARK.—LOOKING NORTH.

and the campus. Jonathan Blanchard, president emeritus of the college, died May twelfth of this year, in his eighty-second year. He was long recognized as an important factor in the educational development of the west. President Charles Blanchard has a wide reputation as an educator. He has the faculty of awakening to a high degree the affection and respect of the students. And the college is not yet so large but that he may come in

personal contact with all his students, and be to each one a guide and inspiration.

The Adams Memorial Building.

Next to the college the institution in which the citizens of Wheaton take the most pride, is the magnificent Memorial Library Building erected by John Quincy Adams, who has been a resident of Wheaton for the last ten years, in memory of his wife. This building, which stands opposite Mr. Adams' beautiful home and grounds, is a magnificent structure of limestone of the Romanesque style of architecture. It contains a large auditorium for concerts, lectures and entertainments of various kinds, a splendid library, most of which was contributed by Mr. Adams, and various rooms suitable for clubs or societies. A cut of the structure which appears in this book will give an idea of its character. It cost about $75,000, and its donor could not have expended that amount for the city in any way that would entitle him to the degree of gratitude and esteem that the Memorial Building and its library do. The privileges of the library are extended free to the residents and to people living within two and one-half miles of the city. Popular lecture courses are maintained in the Memorial Hall during each winter.

Cor. Hale and Seminary Streets.

Its Public Schools.

No city of its size in the state has a finer public school building, or a superior school system. Every resident of Wheaton takes a pride in the public school system, and there is no public question which awakens a greater interest than the selection of a school superintendent or a change in teachers. This live interest in all matters pertaining to the education of their children, may be said to be characteristic of Wheaton people. It is not surprising that this is true in view of the fact that the city has to a considerable extent grown up around the College. It is safe to say that at least one-third of the families in Wheaton to-day came here because of

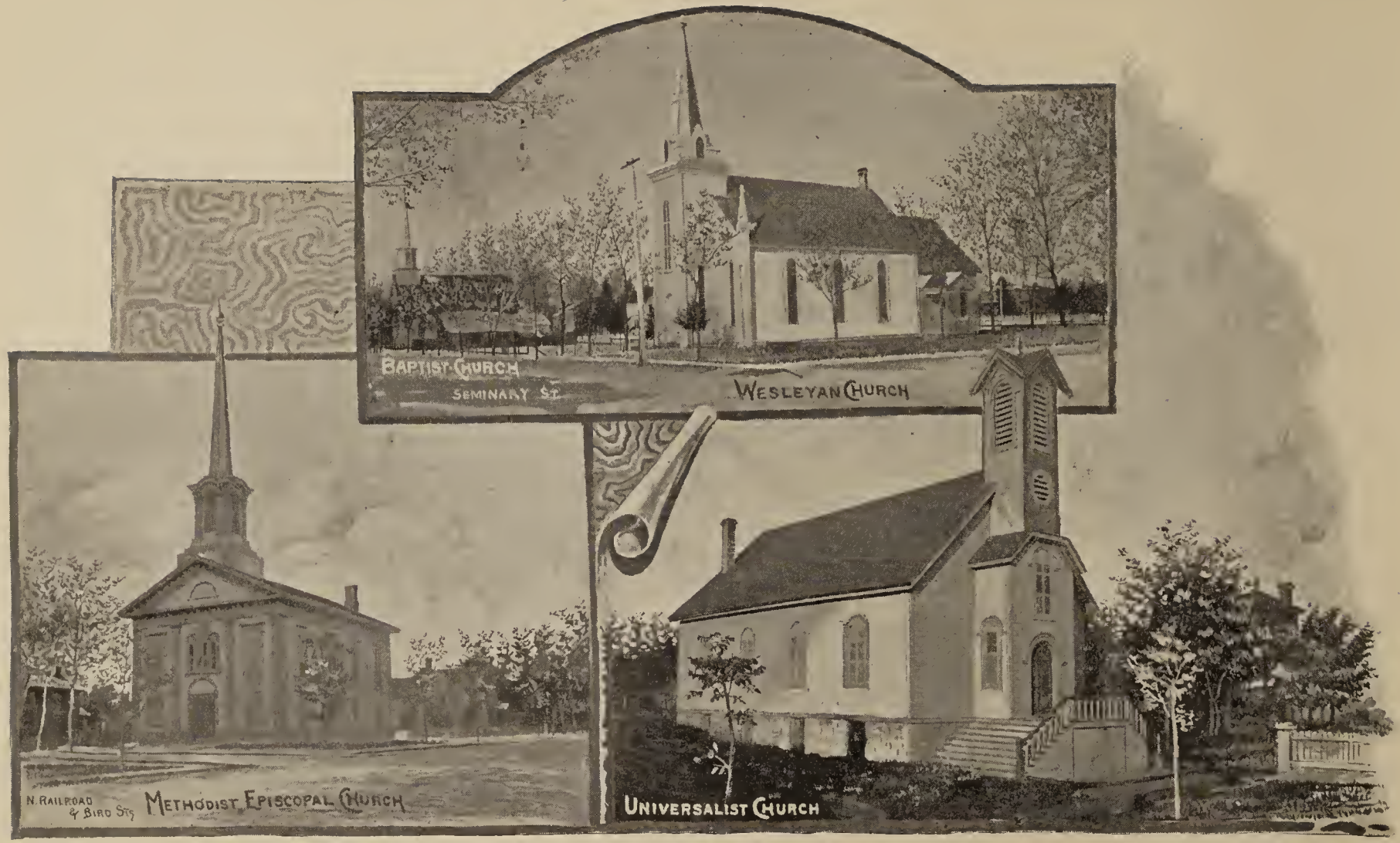
THE YOUNGEST PUPIL.

WHEATON HIGH SCHOOL.—FULTON STREET.

A Main Street Home.

the superior educational facilities offered by the public schools and the College. In his last annual report made to the school board, Prof. Rassweiler, the superintendent of schools, reports that there were enrolled during the last term of 1891, 332 pupils, and there was an average attendance of 302. The schools here are held in such high esteem that many pupils from other towns attend them and pay tuition. It is one of the advantages of Wheaton that, though a small city, its residents can give their children a complete education, beginning with the kindergarten work at four years of age and ending with the completion of the classical, scientific or business course at the College. Not only is the expense of sending children away avoided, but the dangers attending such a course, as well.

Its Churches. Wheaton is pre-eminent as a religious center. It has eight prosperous church societies with church edifices of their own, and religious services are conducted twice each Sunday in the college chapel. The societies which have buildings are: Methodist, Baptist, Episcopalian, Congregational, Universalist, Lutheran and Catholic. Every one of these churches has a regular pastor and is prosperous. If the people were not a church going and church supporting class, eight churches could not find an adequate attendance and support among them. The Methodist Episcopal society is one of the wealthiest of the churches. It has a popular preacher, the Rev. W. S. Ladd, under whom the church is growing.



WESLEY STREET.

The Baptist church has the finest location in the city; the Rev. Robert Bryant is its scholarly pastor. If the term aristocratic may be used in connection with anything in Wheaton, then the Episcopal church has the most aristocratic location. It is a very tasty little structure of modified gothic architecture, and nearly covered with ivy. The Rev. Charles Lamb ministers to the Congregationalists in the largest church edifice in the city. The Wesleyan Methodist society was formerly one of the strongest churches here. It decreased in numbers for several years, but now promises to regain its former standing. The Rev. F. C. Bond is the pastor. Quite a large number of students attend there. The Lutheran church has the smallest number of communicants of any named, but it is growing steadily and will be in a few years a strong and vigorous church. The Universalist church also has a small membership, but it is growing every year. The Catholic church has a large and flourishing congregation. It owns more property than any other denomination here. Its pastor is Father De la Porte. A good portion of its membership reside in the country around Wheaton. The Rev. D. W. Wise has charge of the services in the college chapel. The congregation is made up of students chiefly, and is a large one. Occasionally President Blanchard, who is recognized as one of the strongest pulpit orators in this part of the state, occupies the pulpit.

A Wesley Street Home.

While not Puritanical in its expression, the religious sentiment of Wheaton is noticeably strong. It is probable that the percentage of church communicants in the population is larger than in any city of its size west of New England. The temperance sentiment is naturally very strong, and Wheaton has had no saloon for a good many years, voting for prohibition by a good majority year after year. It is noticeable here as elswhere, that people who do not favor prohibition as a national or state measure and who are not radical upon the temperance question otherwise, when they come here to bring up

West and Willow Streets.

Wesley Street.

Seminary Street.

their families are equally desirous with the others not to have saloons in Wheaton. It is the purpose on the part of the citizens to make Wheaton a safe place in which to bring up and educate children, and a safe place to which to send students to college, which has induced many families to locate here. Without taking on airs or appearing pharisaical the people of Wheaton may justly claim for their town that its moral atmosphere is equalled by few cities in the United States.

Center Street.

Franklin Street.

Its Literary Atmosphere.

It is not surprising that with its College, its library and its proximity to a great literary center like Chicago, Wheaton should become the home of students, and of active and retired professional men. It might savor of affectation to speak of its classic shades, yet no college center in the West is better entitled to be spoken of in that way. While a large proportion of the population are people actively engaged in business or professional pursuits either here or in Chicago, there are a great many retired doctors, lawyers and clergymen, who have made their homes here because of the congenial surroundings and associations. Their numbers are increasing each year. Outside of the college societies, to which residents are admitted, there are a number of

JOHN STARK. PROF. CHAS. JONES. LEVINUS L. STARK.

A WEST ROW.

literary and social organizations, all active, which furnish variety enough to please almost any taste.

A large number of prominent members of the Chicago bar make their homes here. It would be invidious to mention names of any living ones, but Judge Drummond, who passed away during the last year, made his home here for years. A picture of the Drummond residence is given on another page. The late Benj. F. Taylor, the poet, formerly resided here; and men now famous at the bar, on the rostrum, and as physicians and surgeons are living here. There is that about the city which attracts men of this class as strongly as it does business men who are looking for suburban homes.

Ellis Avenue.

Its Society.

A more democratic society than that of Wheaton it would be difficult to find. The people are uniformly a well-to-do class, with very few that may be called wealthy. There are not those social differentiations which are the bane of the majority of suburban and college centers. If there are not many residents possessing great wealth, there are fewer of the poor class. There are no manufactories in the city, and there is no prospect of there being any. It is pre-eminently a residence town, with only those lines of business and industry which the population makes necessary. Aside from the educational advantages it offers, there is no better residence place in the West for people of refinement, who desire congenial society for them-

COR. WEST AND UNION STREETS.

ITS' SHADED STREETS.

selves, or an atmosphere of morality and culture in which to bring up children. If this appears like unseemly boasting, we can only say that it is the truth, and that the people who have come here within the last few years to educate their children will endorse the statement. There is so general a tendency toward society classification in every city, large and small, that it is difficult for a man with a family, whose income is but $900 or $1,000 a year, to believe that in Wheaton he not only can maintain his family comfortably on that amount, but the family may move in society the equal of all. It would be invidious to refer to this society question were it not a serious question to the majority of people who are bringing up families. There is nothing in society here to encourage extravagant habits of living. In its temperate, economical spirit Wheaton resembles a thrifty New England town of fifty years ago. In its progressiveness and enterprise it is a typical Western city. This happy combination, it is almost needless to say, is rarely met East or West. The best thing about the combination is that it is possible. We are so accustomed to seeing municipal and individual extravagance in connection with pushing enterprise, that whenever we find the latter in a city, we expect the former as a matter of course.

A REPRESENTATIVE STYLE.

ITS SHADED STREETS.

It is difficult for a visitor to Wheaton for the first time to believe that the city was not located originally in a forest. The luxuriant growth of trees on every street and around every residence is suggestive of a heavily wooded country, rather than of a bare prairie such as the site of Wheaton originally was. The soil seems to be especially adapted to the growth of timber, and the city is fairly hidden in foliage. A view taken even from the College tower, as will be seen in the frontispiece, shows a forest of shade trees rather than streets and residences. When the

AN EIGHT O'CLOCK FLYER.—To Chicago in Forty-three Minutes.

the leaves are out in early summer there is hardly a street or portion of a street that is not well shaded. When the arc lights were hung at the street intersections during the past year, it was found necessary in numerous cases to trim the shade trees in the vicinity in order that the lights might be of service to pedestrians. The *arbor vitæ* hedge is the most conspicuous shrubbery. There are many hedges which are three feet wide on top, after trimming, and sound and thick from the ground up. They are an attractive feature of the lawn decorations, and are brought to a higher state of perfection in Wheaton than elsewhere in the state.

A Tendency in Style.

Its Railway Facilities.

Rapid transit is of as much importance to suburban residence towns as are facilities for carrying tonnage to a manufacturing center. While Wheaton as a county seat does not depend wholly upon its proximity to Chicago for its development, yet, of necessity the principal element in its future growth must be Chicago business and professional men who will make their homes here. In the matter of rapid transit to and from the city, Wheaton is very fortunately situated. We have thirty-two passenger trains a day between here and Chicago, several of which make the trip each way in forty-three minutes. It is possible for a man to live in Wheaton and be at his place of business in Chicago at six o'clock every morning; or, he can get in every half hour from six o'clock up to ten o'clock. Returning the conveniences are equal. He may leave Chicago as early as two o'clock in the afternoon, or as late as eleven o'clock, with trains to suit convenient hours between those extremes. The Chicago & North-Western Railway has double tracks from Chicago to Turner, passing through Wheaton, so that travel is safe as well as expeditious. There are two stations, the principal one in the center of the city, and the College avenue station a mile east at the foot of College avenue, where all the residents of the portion of the city east of the College take or leave the trains.

Rapid transit between Chicago and Wheaton would be of

little service if low rates did not prevail. But low rates do prevail. Monthly tickets for daily use cost seven dollars and ninety cents a month, or a little over ninety dollars a year. Individual twenty-five-ride tickets cost but twenty-five cents a ride, or at the rate of about one cent a mile. Fifty-ride family tickets good for anyone can be obtained for fifteen dollars, or thirty cents a trip each way. The tendency of railroad rates is downward, and within a few years even cheaper rates than those quoted will prevail. About a mile and a half directly north of the central station in Wheaton is Gretna station on the St. Paul & Kansas City Railway. This line is not used now by Wheaton people, but as the the city grows along Main street to the north, within a few years the residents of the north end will find themselves nearer the Gretna station and will thus have choice of two railways. Eventually the electric railway which now runs as far west as Oak Park will be extended, and additional facilities as well as lower rates be furnished. It is quite safe to predict that within ten years Wheaton people may make the trip to Chicago and return at their leisure for twenty-five cents. The monthly tickets, if used daily, bring the rate down almost to the twenty-five-cent point now. Being a county seat *every passenger train must stop at Wheaton,* and this gives us facilities for reaching Chicago superior to those of the important suburbs between here and the city, where the through trains to and from the West do not stop. Although the running time between here and Chicago is now well reduced, it

is reasonable to expect that within two or three years the trip to or from Chicago may be made in thirty minutes. It is not unfrequent now for the fast trains, when a little behind, to make the run from Wheaton to Western Avenue at the rate of a mile a minute.

A General Application.

As stated at the outset, the purpose of this book is to call the attention of the public to the advantages offered by Wheaton to those seeking a place in which to educate their children, to people desiring a quiet, economical place to live and still be near the metropolis, and to either retired or active professional or business men. We have briefly reviewed in the preceding pages some of the advantages offered by the city, and are justified in saying that no suburb of Chicago, great or small, offers so many important ones. Especially to people of moderate incomes does Wheaton appeal. There is not a business man nor clerk in Chicago having a fair income, and renting a home in Chicago, but can live more cheaply and comfortably on his income in Wheaton, including his railroad fare. Unless one lives in Chicago in the very heart of the city, street-car fare is an important monthly item which adds materially to the family expenses. And where anything like moderate rent is paid, there can be no advantages in the way of pleasant surroundings, yard space or lawns. In Wheaton rents are low; a man can get a house and garden spot so low that after adding to it his daily railroad fare to and from Chicago, he finds it yet cheaper than Chicago rent, and besides has the advantages of pleasant surroundings and good society. Any candid person who will investigate the subject will find that he can work as an employe or do business for himself in Chicago, and reside in Wheaton, at an actual saving in living expenses of from ten to fifty per

cent. Mention has already been made of the remarkable fertility of the soil in the vicinity of Wheaton. On a small lot such as surround all houses offered for rent, a family may raise all the small fruit and vegetables they can use each year. Wheaton is a garden spot in the literal meaning of the word. Every family cultivates a garden, and the amount of raspberries, blackberries, strawberries, and cherries, and of peas, beans, carrots, potatoes, corn, etc., raised on the small garden spot will astonish the average resident of a city.

One of the First Houses.

Wheaton Real Estate.

We have referred heretofore to the opportunities offered to renters, but they are not to be compared to opportunities offered to people who desire to buy homes here. In no suburb of Chicago is real estate as cheap as it is here. Good sites for homes, lots containing one-fourth of an acre can be purchased for $150 and from that up to $500. Building material is cheap, and building can be done here at least twenty-five per cent. below what it can be done for in Chicago. A family with a few hundred dollars can buy a lot and by burdening themselves with a small mortgage may get a comfortable house built. They can thus have a home in a good community with the best educational advantages the state affords, and a garden spot from which they can raise all the

The House in which Wheaton was Organized.

1851804

vegetables and small fruits they require during the year. The average family can save a hundred dollars a year by devoting their spare hours during the spring to their garden. It is possible for a man with a family who has an income of $1,000 a year to secure and pay for a home in eight or ten years, and yet live during that time with more comfort than he could in Chicago while useing all of his income. If a man should be the fortunate possessor of $500 when he comes here he can at once secure a home either by purchase or building. With property so low, the family that secures a home now will find it within ten years — probably five years, — doubled in value.

It will surprise people who have never compared realty values in Wheaton with those of other Chicago suburbs, to learn how very low Wheaton property is. Oak Park, with a population only about double that of Wheaton, and with rapid transit facilities to and from the city but little superior, holds its property at about five times the prices asked for Wheaton property. River Forest property is a good deal higher than Wheaton values, and Elmhurst, with a smaller population, a site not nearly as advantageous, and lacking many things possessed by Wheaton, holds its property at double the prices set on that of Wheaton. These facts are mentioned to call attention to the fact that real estate in Wheaton is the best purchase offered anywhere within fifty miles of Chicago. Some may ask why it is that property here is so cheap. The reason is plain. Wheaton people have as a rule discouraged all attempts at creating a demand for their property. Up to a year ago there was not a man in the city avowedly in the real estate business. There were one or two who occasionally negotiated a sale, but they never mentioned it when they did. The residents of Wheaton therefore knew practically nothing about the value of their property, except that they had paid a small price per acre for it many years ago. The last two years have witnessed an awakening

in real estate as in other matters in the city; but it is a fact still that compared with real estate values in other cities of its size, Wheaton property is selling for less than half its value.

The Chicago business or professional man living in Wheaton is actually nearer to his place of business or employment, in the matter of time, than the man who is living on either the North, West or South Sides of Chicago three or four miles from the center of the city; and there should be some sort of comparison in values between residence property in those divisions of Chicago and residence property in Wheaton. But Wheaton residence property costs to-day about one-tenth what residence property in those divisions of Chicago costs.

FORMERLY THE HOME OF THE POET, BENJ. F. TAYLOR.

Our excuse for dwelling at such length on the real estate feature of Wheaton may be found in the statement already made that our property here is at present so much lower than that in other cities around Chicago as to be a special inducement for people to buy homes here. This low range of prices cannot long continue. Before many years residence property will range from twenty-five to fifty dollars a front foot in Wheaton instead of from five to fifteen dollars a foot as at the present time. This is not offered as an inducement to investors or speculators. Wheaton is not looking for speculators, but for residents of a good class. We desire people to buy homes here—not to come here and buy property as an investment. Long ago it was possible to induce real estate speculators to invest here; they did invest in many acres of land between Chicago and Wheaton, but the kind of prosperity which follows booming, Wheaton does not need and will not have. We address ourselves to people who desire to get homes in a pleasant neighborhood; to people having children to educate; to business and professional men, clerks and others of Chicago who prefer to live away from crowded streets and noisy thorough-fares, and enjoy all the pleasures of a country home, with the conveniences and congenial associations of a city. If

you have a few hundred dollars to invest, or if you have not, you can get a foothold here. You will be received cordially by Wheaton people if you are an American citizen, believe in American principles, and have regard for the canons of morality and decency. The American flag which waves perpetually over the public school building stands for more than a mere ornament. It means that Wheaton people are patriotic, and that those who do not reverence the stars and stripes can have no place among us.

If this seems somewhat effusive, let the reader recollect that we take pride in the character of this community, and that while we bid for new citizens we emphatically deprecate the coming here of people who are out of sympathy with the sentiment of patriotism and the regard for law and order which prevails. If you are thinking about Wheaton at all, it is better that you understand these things in advance, than that you should come here ignorant of the character and purposes of the people who are to be your neighbors. The law and order people of Wheaton are largely in the majority now, and they hope to remain so. There is no man in Wheaton, who would have it otherwise.

Other Points of Interest.

We have already mentioned the fact that during the past year there has been great activity in real estate, owing to the number of people from Chicago, and families from the surrounding country who have come here seeking homes. More than $100,000 worth of real estate has been purchased in Wheaton by new comers within twelve months. This indicates more plainly than anything else can what the tendency of prices must be. They are low now, but another year like the last must necessarily advance prices materially. People will come here; you who read this will come, and for your own advantage rather than ours you should come now. If you are able to buy an acre instead of a lot, you can soon realize, as the real estate advertisements say, a "handsome advance." Go where you may within reach of Chicago and you will find no place where real estate values are so low; nor any place where the outlook is so promising for an early advance.

If you buy property in Wheaton now, at the prevailing prices, and should in the future at any time desire to sell, you will have no trouble in getting back your money. It costs little

to make a trip from Chicago to Wheaton and return, and if you live there you should make a trip to Wheaton and see for yourselves what advantages it has to offer. Visit the College and the Memorial Library, meet the people, walk through the streets, and you will decide, as many others have, that Wheaton is *par excellence* the suburb of Chicago. If you haven't the time to come out, read carefully what this book has to say about the advantages of Wheaton; notice the character of the residences of which the book contains illustrations; mark the evidences of thrift and prosperity shown in everything, then as soon as your business will allow you, come out and confirm your impressions. Write to the publishers of this book at any time, if you think of coming out, and they will take pleasure in meeting you and showing you around the city.

Wheaton's Proposed Water Works.

The corporation of Wheaton has already voted to issue bonds for the construction of water works. The amount of the bonds authorized is not large but it is enough to start the work, and before the latter part of 1893 Wheaton will, in all probability, be supplied with well-equipped water works. It is possible a company will be formed to take the work off the city's hands as in the case of electric lighting. If this is done we will have the water works sooner than if the city builds them itself. We have no lake or body of water sufficient to supply pumping works, and artesian wells will be resorted to. This will insure pure drinking water and a uniform supply. There is always danger to the health of a community where river water or a supply from a small lake is furnished for drinking purposes. When water

works are constructed and pipes laid in the principal streets so that lawns may be kept sprinkled, we will have a city that is a park in itself, as anyone who has visited here when the grass is fresh and green, in the springtime, will understand. Much care has been taken by the citizens in the cultivation of lawns and shrubbery, and in the early summer the streets present an attractive sight. In the whole range of towns along the Galena Division of the Chicago & North-Western Railway from Chicago to Galena, there is no place, unless it be Rockford, that can compare with Wheaton for luxuriant shrubbery and fine lawns. Many of the residents of Wheaton have supplied water for lawns and gardens by means of windmills, with tank connections, so that even in the dryest season there are numerous fresh-looking spreads of turf and luxuriant gardens. Street parks are being made a feature. The streets are all wide, and it is possible to park fifteen feet on each side and still leave ample driveway.

PREGNANT WITH HISTORIC REMINISCENCES.

ELECTRIC LIGHTING, ETC.

Wheaton has no gas works, but a year ago a company made up of well-known citizens, secured a franchise from the city for furnishing electric lights for streets and residences. The city is now well lighted by arc lights and many people are putting the incandescents in their homes. Every new residence that has been built within a year is "wired." The light is furnished to houses at a moderate cost and within a few years practically every house in Wheaton will be lighted by electricity.

One of the first improvements which the new council inaugurated when the city was incorporated two years ago, was the laying of new sidewalks. The sidewalks of Wheaton were in a deplorable condition. There was hardly a half a mile of respectable walk outside of the business portion. The council voted to require the laying of asphalt walks, and there are now more than five miles of excellent asphalt sidewalks in Wheaton, and the amount is being increased weekly.

HOME OF PRES. CHAS. A. BLANCHARD

With the laying of new walks many fences were abolished and now open lawns between the walks and houses is the rule. The effect of this is so pleasing that eventually there will be no fences in Wheaton except the numerous, tasteful hedges. The streets are all well graveled and at all times of the year furnish good driving. Slight mention has been made of the excellent drives around Wheaton, and the subject deserves more extended notice. The roads in all directions are kept in splendid condition, and to Elgin—to the north seventeen miles—to Geneva, St. Charles, Batavia, Aurora, the drives are delightful. Then toward Chicago there are miles of finely graveled roads — in short the lover of horses and driving will find Wheaton the center of hundreds of miles of fine drives. The County fair grounds located close to the city contain a fine track for speeding horses, which is in common use during a good portion of the summer and fall.

In Conclusion.

We have already devoted what would seem to be space enough to the review of the advantages offered by Wheaton as a residence place, but we cannot close without reiterating and emphasizing somewhat. Wheaton is reaching out for people of the right class. If you live in Chicago or in any other city and are looking for a pleasant home in a beautiful country town; or if you are living in the country and desire to get into town to educate your children, or come in closer touch with business enterprise or culture; if you are in business for yourself in Chicago and desire to provide yourself and family with a comfortable home in congenial surroundings; if you are employed as a salesman in a Chicago house, in a clerical capacity in some office in Chicago and desire to get into a good community where you can live economically enough to acquire a home of your own — in short if you have any ambition to

change your place of residence and get into an atmosphere of wholesome, cultured people, come here. This isn't heaven nor the final rest of the saints, but it's a tip-top half-way place in which to spend the remainder of your days; and if you have a family, a splendid place in which to raise them up to be honorable and useful citizens.

If you wish more information than this book affords, write to the publishers of "Wheaton and Its Homes," and they will gladly furnish you all the facts you may desire. The better way, however, if you have become interested, is to visit Wheaton, and see what it is and what it has, for yourself. We are so certain that you will become a resident if you will pay the city a visit, that all we ask of you is to come. Do not come with the idea of investing your money here unless you intend to live here ultimately. We do not favor absentee landlordism, and much as we would like to see you invest your money in such promising properties as may be had here, we would prefer to have you come to live here even if at the first you should invest no money. If you are not interested after reading this book, please hand it to a neighbor or friend who may be casting about for a good location, bearing in mind that you confer a favor upon every man whom you induce to come here.

Only slight reference has been made so far to the healthful atmosphere and surroundings of Wheaton. Ordinarily in a non-mountainous country there would be very little difference in places only twenty-five miles apart. But any one who takes an interest in the question of sanitation will discover by a little investigation that the situation of Wheaton and the character of the soil place it far above Chicago and above nearly every suburb around Chicago. Instead of having a clay subsoil as nearly all the country within twenty miles of

Chicago has, its subsoil is a great gravel deposit which drains the rich black top loam very thoroughly. Undoubtedly many feet down, perhaps two hundred, the clay subsoil which underlies the level table lands around Chicago might be reached. But Wheaton lies two hundred feet above Chicago and the greater part of that two hundred feet is gravel—glacial deposits apparently. This question of drainage, as all who have lived in the western country know, is a very important one. With a deep gravel subsoil and rolling land, nothing but criminal negligence of the common rules of cleanliness and health, will make a town unhealthy. While with the clay subsoil and level country it is always a struggle to avoid fevers, and fatal epidemics. Though nearly twenty-five miles from the shore of the lake, Wheaton is actually cooler during the summer months than Chicago. Its height gives it the benefit of breezes from all directions. There is nothing to obstruct the wind between the lake and the Mississippi river, so that when it blows East or West, Wheaton is high enough to catch it. If it were not for our luxurious growth of shade trees, this would be as disadvantageous in winter as it is advantageous in summer. But our trees protect us in a measure. Another feature to mention when considering the sanitary condition of Wheaton is the pure water. Wells are all deeply sunk, and the water is uniformly pure and wholesome. Two miles to the east are located the now famous medicinal springs of Glen Ellyn, and, apparently the wells of Wheaton are supplied from the same source as the medicinal springs. People who have suffered from ill health in Chicago and near Chicago, have come here to reside, and in a few months found themselves in the enjoyment of excellent health. There are so many of these cases that the city is likely to get the reputation eventually of a health resort. However, it is not as a health resort, but as a pleasant healthy town in which to live that we present Wheaton to the readers of this book.

A West End Residence, from Plans by Burnham, of Chicago.

RESIDENCE OF THE LATE
HON. THOMAS DRUMMOND
JUDGE UNITED STATES CIRCUIT COURT

We are so long in concluding that we may as well mention another point which we omitted. That is the convenience of living in a county seat. Owners of property, however small the amount, will appreciate the advantage of living where all the official business of the county is transacted. DuPage is a large and a wealthy county, and the county offices bring people and business here from all parts of the county. It is this which accounts in part for the large number of lawyers residing in Wheaton.

During the past year nearly $200,000 has been expended in building in Wheaton, and the next year will probably see an equal amount expended, mainly in residences. Several residences to cost $10,000 or more each are being planned, and any number of others of less cost. At the college a determined effort is being made to raise $75,000 for the erection of a dormitory. This is greatly needed by the college, and its friends are coming to its aid very liberally. The college and its grounds occupy so commanding a site that a new building to cost $75,000 will be a conspicuous addition to the city. The fact that a number of $10,000 residences are to be built should not discourage those who must build, if at all, houses much less pretentious. There are more houses in Wheaton that cost less than $2,500 than there are of those costing over that amount. A very cosy house for a family of six persons can be built in Wheaton for $1,500; and neat cottages can be put up for $1,000 and $1,200 each. We have said before that we do not care to encourage speculators or mere investors of capital to invest in Wheaton property, because what we care most for are permanent residents of a good character; but as

an illustration of how investments in residence property here pay, we will mention the fact that neat cottages costing say $1,000 each on one-fourth acre lots, with plenty of garden room, which cost from $250 to $500, will rent at $15 a month readily—and be profitable to both landlord and tenant. The necessity for more comfortable houses with modern improvements, to rent, is becoming more apparent every day, and residents here who have the means will, in the near future, see that it will be profitable to supply the want.

We have said nothing to induce any one to locate in business here, yet there are openings here for new lines of business. There is an opening here for people who understand market gardening, not equalled anywhere else near Chicago. The transit facilities and low express and freight rates make it possible to deliver garden produce in Chicago every day at a profitable rate. The soil here is so wonderfully fertile that with but comparatively little expense the finest of garden produce may be raised. A few acres of ground right in Wheaton, or adjoining will produce enough of garden produce to comfortably support a good-sized family. This is a line of industry that must of necessity develop greatly in the vicinity of Chicago. The demand is steadily increasing, and there is

not an article of garden produce which will not find at all times a ready market. Land around Wheaton is cheap, and a thousand persons might find profitable employment to-day in market gardening. But it wasn't to develop this industry that this book is published, though a book might well be published devoted exclusively to the subject.

There is one class of business men which Wheaton has no use for, and we do not wish to be understood as offering them any encouragement to come. We refer to saloon-keepers. No public or private drinking places are allowed here, and the resident who drinks is obliged to go to the adjoining town to get relief. This book is not meant to be a temperance tract; we mention the fact about saloons simply to indicate the sentiment of the community. If Wheaton people are disposed to boast a little of the high character of their city, a comparison made between it and other cities of its size where liquor is sold, will justify them in the minds of all candid people.

There is one point in connection with the railway facilities of Wheaton that has not been touched upon. That is the conveniences in the way of railway connections without going to Chicago. Wheaton people can quickly reach all the great Western and Northern points of the country. The Galena Division of the Northwestern road which runs through the city is the direct line to Omaha, and easy connections can be made west of Wheaton for all Wisconsin and Minnesota points. The St. Paul & Kansas City Railway which runs a mile and a half

north of Wheaton is the direct line to the two cities which form its name, and thus to all points either southwest or northwest. With Chicago so easily and so cheaply reached this connection with remote points may not seem so important; but it is certainly a great convenience to traveling men who reside in Wheaton or who happen to be here on business.

There are many more points of advantage about Wheaton which might be mentioned, were there not a fear of fatiguing the reader. Enough have been dwelt upon, we believe to show—if the statements we have made be true, and it is easy for all to satisfy themselves on that point—that Wheaton is superior as a residence location in many respects to all the suburban towns in the vicinity of Chicago.

The Illustrations for "Wheaton and Its Homes" were prepared from photographs made expressly for the work by H. Ward Mills, of Wheaton.

Wheaton and its Homes

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